State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $227,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of January, 2019.

Notary Public:
My Commission Expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 183858 DEEDWARR
01/15/2019 10:03:46 AM 2 pgs
Fees: $13.00 Taxes: $841.75

20190115-0004033

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Anthony Cottone and Amy S. Cottone and Anthony Cottone, Jr. 5040 Cobblestone Drive Whites Creek, TN 37189	M&T Bank 313 Usher Rd Ballston Lake NY 12019	041-01-0A-017.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert L. Dye, Jr. and Amanda Y. Dye, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Anthony Cottone and Amy S. Cottone, husband and wife and and Anthony Cottone, Jr, unmarried as tenants in common with rights of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Cobblestone Creek, Phase One, of record in Instrument Number 20040804-0093431, as corrected by Surveyor's Instrument of Correction in Instrument Number 20041022-0127319, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Robert L. Dye, Jr. and Amanda Y. Dye, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 12/29/04 and recorded 1/6/05 in Instrument Number 20050106-0002251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20041208-0146322, Register's Office of Davidson County, Tennessee.

Subject to HOA Charter of record in Instrument Number 20041208-0146324, Register's Office of Davidson County, Tennessee.

Conveyances of Open Space of record in Instrument Number 20041208-0146323 and Instrument Number 20110916-0072157, Register's Office of Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20040304-0024829, Register's Office of Davidson County, Tennessee.

Gas Line Right-of-Way Easement of record in Book 2493, Page 137, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 5040 Cobblestone Drive, Whites Creek, TN 37189

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s)

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with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14th day of January, 2019.

Robert L. Dye, Jr.

Amanda Y. Dye

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Robert L. Dye, Jr. and Amanda Y. Dye, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of January, 2019.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY